

# WIENERSCHNITZEL

7102 QUAKER AVENUE, LUBBOCK, TEXAS



OFFERING MEMORANDUM

Marcus & Millichap





The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus Millichap



# Executive Summary

7102 Quaker Avenue, Lubbock, TX 79424

## FINANCIAL SUMMARY

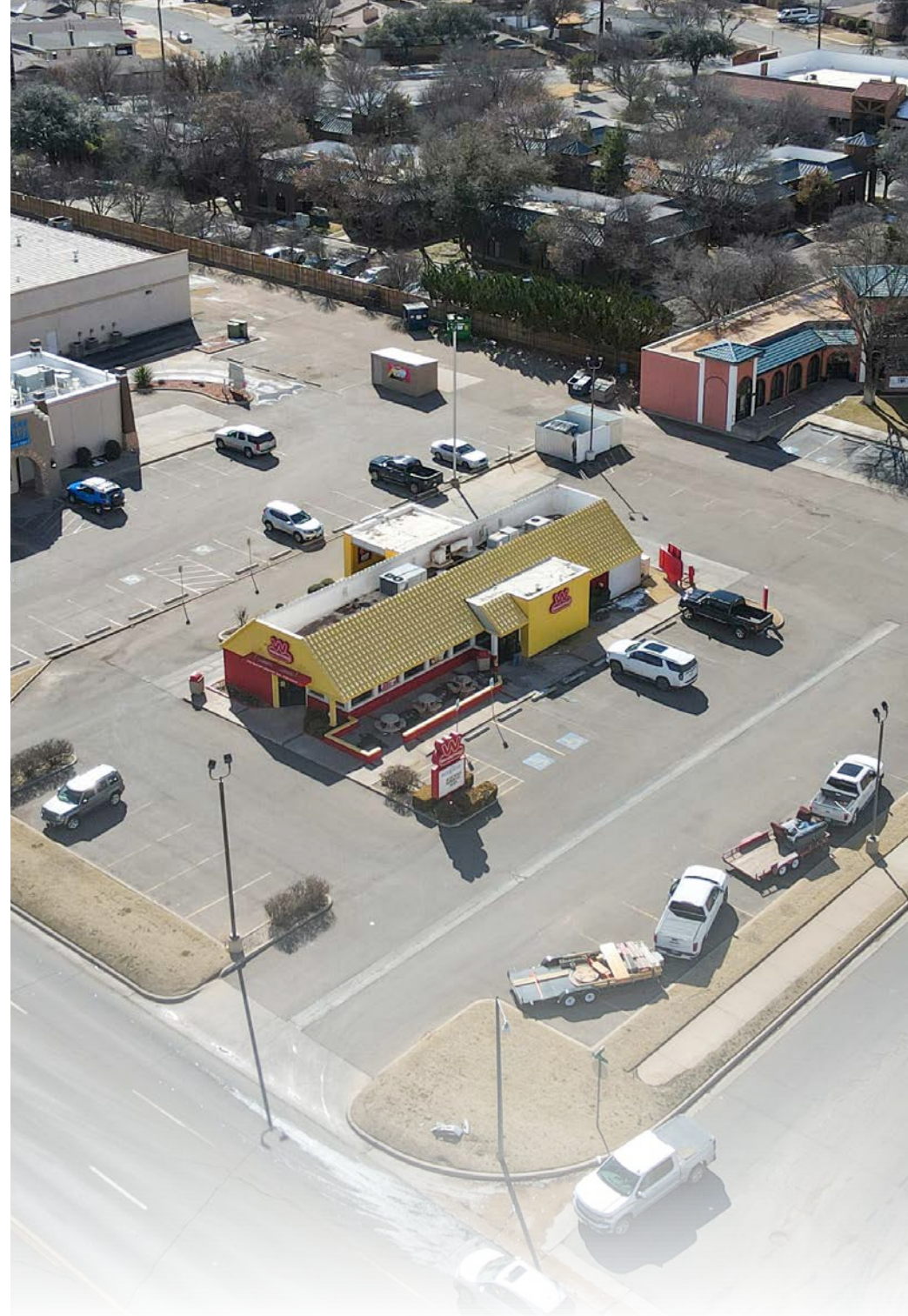
<b>Price</b>	<b>\$1,047,500</b>
Cap Rate	6.0%
Building Size	2,309 SF
Net Cash Flow	6.0% \$62,849.35*
Year Built	1979
Lot Size	0.69 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Palmetto Assets #785, LLC (5+ Unit Franchisee)
Guarantor	Lowry D. Hughes III (Personal)
Roof & Structure	Tenant Responsible
Lease Commencement Date	March 16, 2010
Lease Expiration Date	March 16, 2040
Lease Term Remaining	17 Years
Rental Increases	CPI (No Greater than 2%) Annually
Renewal Options	None
Right of First Refusal	None

<b>Base Rent</b>	<b>\$62,849.35</b>
<b>Net Operating Income</b>	<b>\$62,849.35</b>
<b>Total Return</b>	<b>6.0% \$62,849.35</b>

\*Annual Base Rent is \$48,000.







PETSMART  
ON THE BORDER  
SPEC'S  
HOBBO LOBBY  
Chick-fil-A  
Office DEPOT  
golden corral

JCPenney H&M The Cheesecake Factory  
BARNES & NOBLE FOREVER 21  
BOOT BARN Dillard's Olive Garden  
sunglass hut AMERICAN EAGLE ITALIAN KITCHEN  
SOUTH PLAINS MALL

STAYBRIDGE SUITES AN IHG HOTEL  
Red Robin  
Chuy's  
BJ's RESTAURANT BREWHOUSE  
LONGHORN STEAKHOUSE

Miller Waldrop

Casa Ole'  
Pep Boys

TEXAS ROADHOUSE

71,150 CPD  
TX LOOP 289

TJ-maxx  
MARDEL CATO  
AutoZone

W  
Wienerschnitzel

38,500 CPD  
QUAKER AVENUE

M  
OUTLET

TACO VILLA

DOC'S

Mister







71,150 CPD  
TX LOOP 289

38,500 CPD  
QUAKER AVENUE

IHOP Cheddar's  
SCRATCH KITCHEN  
Applebee's OUTBACK  
GRILL + BAR STEAKHOUSE®

Walmart

HAVERTYS

UMC HEALTH SYSTEM

Krüpy Kreme  
DOUGHNUTS

DOC'S

Mister

WHATABURGER

TAKE 5  
OIL CHANGE

SONIC

TACO VILLA

M MATHIS  
OUTLET  
Clothing • Electronics • Furniture

W  
Wienaerschnitzel

T.J. maxx CATO  
MARDEL  
AutoZone





# Property Description



## INVESTMENT HIGHLIGHTS

- » **17 Years Remaining on Absolute Triple-Net (NNN) Lease - 5+ Unit Franchisee**
- » Annual Rental Increases Throughout the Remaining Lease Term
- » **216,189 Residents within a Five-Mile Radius in Growing Lubbock Trade Area - Projected to Increase More Than Six Percent Over the Next Five Years**
- » Situated Along a Dense Retail Corridor Directly Across from Walmart - Nearby Tenants Include T.J. Maxx, Whataburger, Sonic Drive-Inn, and More
- » **Excellent Visibility Along Quaker Avenue (38,500 Cars per Day)**
- » Located Immediately Off TX Loop 289 (71,150 Cars per Day), a Primary Connector for the Lubbock Area
- » **A 10-Minute Drive Away from 40,600+ College Students at Texas Tech University**
- » Just Over a Mile from South Plains Mall - Anchors Include Dillard's, JCPenney, Barnes & Noble, and Premiere Cinemas
- » **Average Household Income Exceeds \$99,000 in the Immediate Area**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2027 Projection	11,848	121,247	230,748
2022 Estimate	11,740	114,737	216,189
Growth 2022 - 2027	0.92%	5.67%	6.73%

### Households

2027 Projection	5,375	51,106	92,961
2022 Estimate	5,291	48,205	86,648
Growth 2022 - 2027	1.58%	6.02%	7.29%

### Income

2022 Est. Average Household Income	\$99,696	\$87,069	\$79,783
2022 Est. Median Household Income	\$72,139	\$64,193	\$57,221
2022 Est. Per Capita Income	\$45,027	\$36,690	\$32,479



# Tenant Overview



**Irvine, California**

Headquarters

**The Galardi Group**

Parent Company

**350+**

Locations

**1961**

Founded

**wienerschnitzel.com**

Website

Founded in 1961 by John Galardi with a single location in Southern California, Wiener Schnitzel has grown to be the world's largest hot dog chain serving more than 120 million hot dogs a year in over 350 locations. The company is known for their chili fries, hot dogs, burgers, and the famous Taste Freez soft serve. A majority of Wiener Schnitzel's locations can be found in California and Texas, with additional locations in Arizona, Colorado, Illinois, Louisiana, New Mexico, Nevada, Utah, and Washington.

Wiener Schnitzel has launched an aggressive growth campaign to further expand

its reach in 2023. In early 2023, the company announced its "Hot Dogs for Profits" initiative aimed to attract qualified franchisees to be part of the brand's U.S. expansion. This limited-time incentive program significantly lowers the cost of entry for prospective franchisees.

The end of 2022 marked the chain's 12th consecutive year of same-store sales growth. In the past year, the brand has signed multi-unit franchise agreements in new markets in Arkansas, Idaho, Nebraska, and Texas, all set to open in 2023. Currently, over 50 units are in various stages of development across the country.

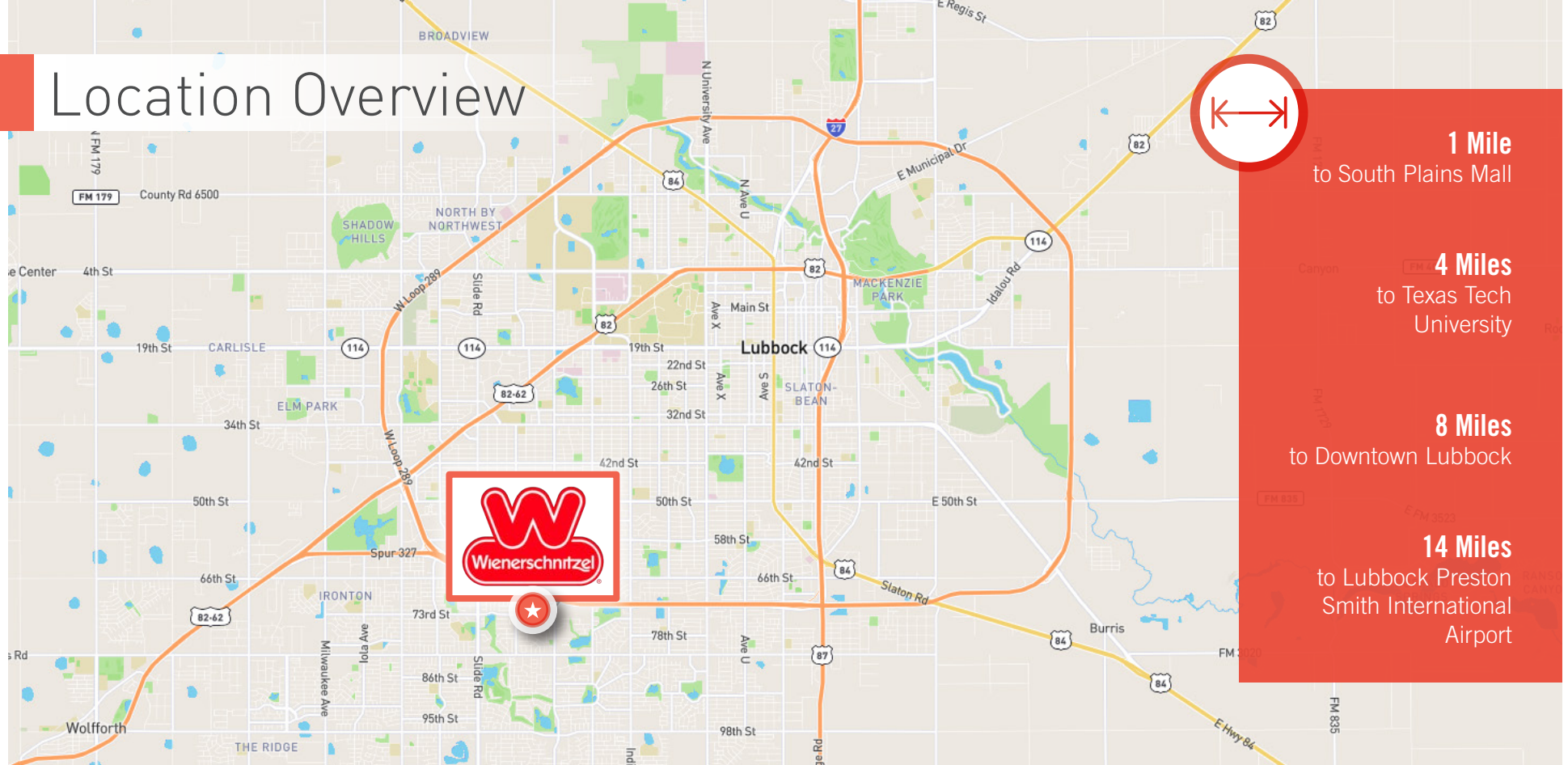


# Property Photos





# Location Overview



Home to Texas Tech, one of the largest universities in the state, Lubbock is also the most populous metro in the western Texas and eastern New Mexico region. The county seat of Lubbock County, the city is home to an estimated 329,000 residents. The Lubbock metro is known for its oil, cotton production, and education and health care sectors. The Midland Basin, which encompasses Lubbock, is one of the largest contiguous oil fields in the United States. Lubbock, nicknamed “Hub City,” is the economic, education, cultural, entertainment, and health-care hub of the region.

Located within Lubbock, Texas Tech University is the largest employer in the metro with nearly 21,000 employees. The university enrolls over 40,000 students each

year. Other higher education institutions in the metro include Lubbock Christian University, Wayland Baptist University, and South Plains College. Overall, the metro is home to more than 52,000 college students, providing a young and skilled labor pool.

Energy efficiency, telecommunications, and technology have a strong impact on Lubbock’s local economy, accounting for 15 percent of the city’s total gross product. The market has a thriving agriculture industry, and is the location of the United States Department of Agriculture plant, livestock, and water conservation research efforts. Monsanto has a cotton seed processing facility that contributes to the area’s cotton industry, while adding high-paying jobs to the economy.





## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS: .

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose: othat the owner will accept a price less than the written asking price; othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and oany confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



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Offices Nationwide

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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